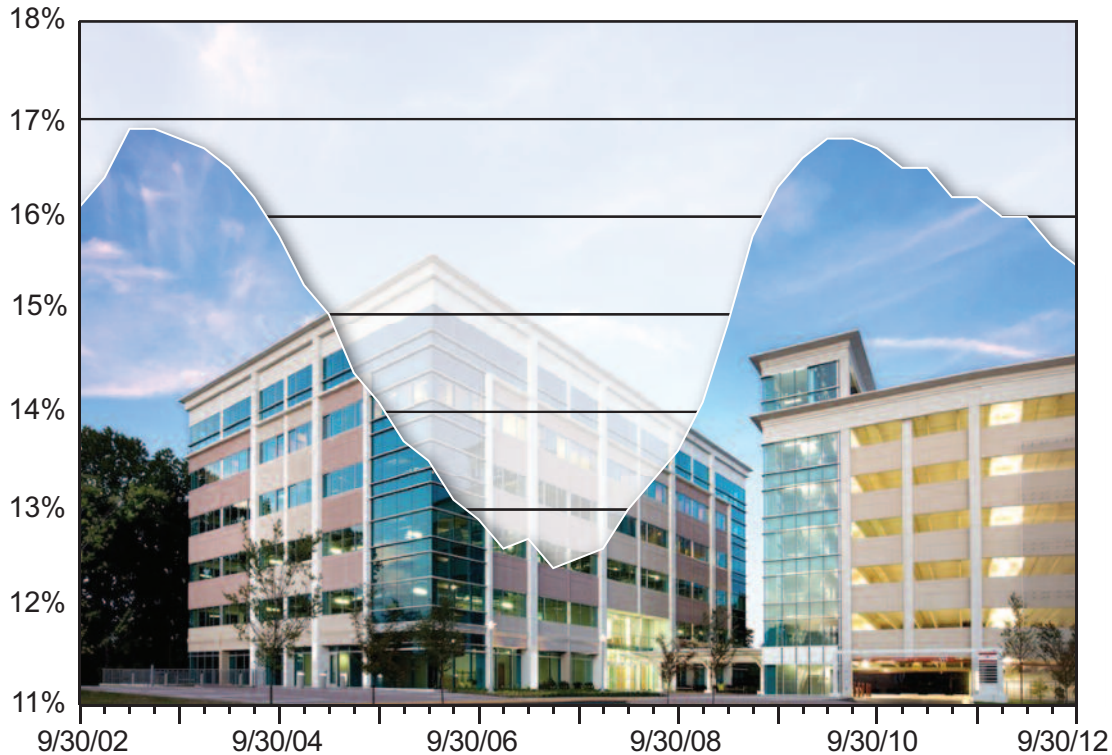


REITs Still Popular With Investors Heading Into 2013

U.S. Office Property Vacancy Rate



Source: CB Richard Ellis. Data points are quarterly.

View from the Observation Deck

1. Equity REITs have been one of the best performing asset classes since the last bear market in stocks ended on 3/9/09.
2. The FTSE NAREIT Equity REITs Index posted a cumulative total return of 254.74% (39.75% annualized) from 3/9/09 through 12/19/12, according to Bloomberg.
3. Despite the eye-popping return, the FTSE NAREIT Equity REITs Index stood 24.32% below its 10-year high (2/07/07) on 12/19/12.
4. One of the REIT subsectors that has lagged in the current recovery is Industrial/Office space (see chart). It has lagged because job growth has been modest to date.
5. We believe that with some better policy making decisions from our elected officials in Washington, D.C. economic growth and job creation can accelerate moving forward.
6. A Q4'12 survey of money managers by Russell Investment Group found that real estate ranks second to emerging market equities in terms of asset classes they are most bullish on.

The chart and performance data referenced are for illustrative purposes only and not indicative of any actual investment. The index performance data excludes the effects of taxes and brokerage commissions or other expenses incurred when investing. Investors cannot invest directly in an index. The FTSE NAREIT Equity REITs Index is a free float adjusted market capitalization-weighted index that includes all tax qualified REITs listed on the major U.S. exchanges.